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ESTATE AGENTS



6 Dunsmore Court, Hillmorton, Rugby, Warwickshire, CV22 5HJ

# 6 Dunsmore Court

Hillmorton

Rent: £1,050 pcm

- 
- Modern End Terrace Property
  - Three Bedrooms
  - Entrance Hall & Guest WC
  - Modern Fitted Kitchen
  - Lounge/Diner
  - Family Bathroom
  - Master Bedroom with En-Suite
  - Parking to Frontage
- 



## Description:

This modern townhouse offers versatile living accommodation arranged over three floors and benefits from three bedrooms, located within a small development in the heart of Hillmorton, and within excellent schooling catchment.

The property enjoys a plot which comprises of an enclosed rear garden with patio area and lawned area and a driveway to the front for two vehicles.

The well-presented accommodation comprises in brief of an entrance hallway and guest WC, modern fitted breakfast kitchen and spacious lounge/diner with French doors to the garden. The first floor features a landing



area, two bedrooms and the family bathroom with the master bedroom and spacious en-suite with skylight window to the second floor.

The property will make a fantastic family home, and further benefits from double glazing, gas central heating and built in wardrobes to the master.

Dunsmore Court is conveniently located just off Dunsmore Avenue in the centre of the Paddock area of Hillmorton and within easy walking distance of its wide range of shops and amenities, and well-regarded schooling. Hillmorton has excellent transport links to include regular bus routes, easy access to the regions central motorway networks including the M1/M6 and M45 and is only a short five minute drive from Rugby train station which operates main line services to London Euston in just 48 minutes.

#### Room Dimensions:

Lounge L:3.33m W:4.12m

Kitchen L:3.63m W:3.03m

Bedroom One L:2.50m W:2.65m

Bedroom Two L:3.68m W:2.31m

Bedroom Three L:2.63m W:2.04m

Bedroom Four L:2.60m W:1.63m

EPC Rating: D

#### Deposit Details

1 WEEK HOLDING DEPOSIT (£242.30)

Deposit £1,211.53

1 week holding deposit (£242.30) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first month's rent upon move in. Should the references fail, this amount is non-refundable.

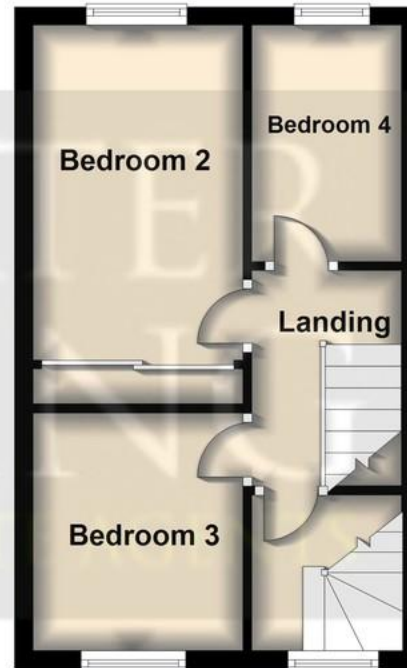




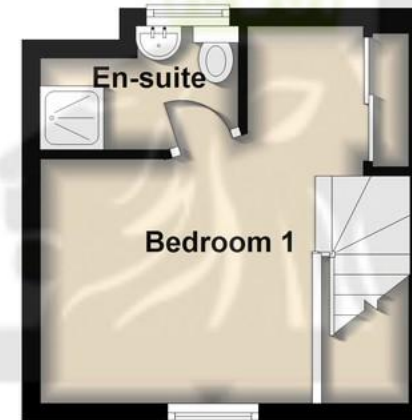
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 74.6 sq. metres (803.1 sq. feet)

Dimension Approximate For Display Purposes Only Plan Created By The Energy Assessment Company  
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Plan produced using PlanUp.

### Dunsmore Court, Rugby